

**ORDINANCE NO. 20071206-077**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 423 THOMPSON LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No C14-2007-0112, on file at the Neighborhood Planning and Zoning Department, as follows:

A 11.019 acre tract of land, more or less, out of the Santiago Del Valle Ten League Grant Abstract No 24 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 423 Thompson Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

A A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day

B The following uses are prohibited uses of the Property

Equipment repair services  
Kennels  
Vehicle storage  
Adult oriented businesses

Equipment sales  
Laundry service  
Transportation terminal

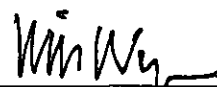
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 17, 2007

**PASSED AND APPROVED**

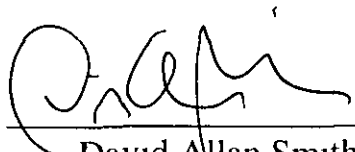
December 6, 2007

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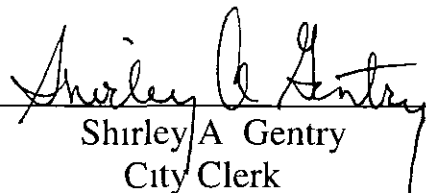
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A Gentry  
City Clerk

## HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE. (512) 442-0990

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FIELD NOTE DESCRIPTION OF 11 019 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT ABSTRACT No 24 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (11 ACRE) TRACT OF LAND AS CONVEYED TO LILLIAN N WALLACE, TRUSTEE OF THE WALLACE FAMILY TRUST BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12097 PAGE 421 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN DEED TO LACY L WALLACE AND LILLIAN NESBIT WALLACE AS RECORDED IN VOLUME 880 PAGE 620 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron pipe found in the Southeast line of that certain (44 acre) tract of land as conveyed to Curtis L Mosteller and A P Kennedy by deed recorded in Volume 712 Page 587 of the Deed Records of Travis County, Texas, and in the Northwest line of that certain (21 233 acre) tract of land as conveyed to Bruce Anton by Warranty Deed recorded in Volume 13071 Page 1645 of the Real Property Records of Travis County, Texas, for the East corner of that certain (5 00 acre) tract of land as conveyed to Jon D Zarsky by General Warranty Deed recorded in Document No 1999006510 of the Official Public Records of Travis County, Texas, and for the East corner of that certain (5 00 acre) tract of land as conveyed to Tempie Woods by deed recorded in Volume 2985 Page 427 of the Deed Records of Travis County, Texas, and for the South corner of that certain (11 acre) tract of land as conveyed to Lillian N Wallace, Trustee of The Wallace Family Trust by Special Warranty Deed recorded in Volume 12097 Page 421 of the Real Property Records of Travis County, Texas, and for the South corner of (11 0 acre) tract of land as conveyed to Lacy L Wallace and Lillian Nesbit Wallace by deed recorded in Volume 880 Page 620 of the Deed Records of Travis County, Texas, and being the South corner and **PLACE OF BEGINNING** of the herein described tract, and from which a metal stake found next to a large set stone for the South corner of said Mosteller and Kennedy (44 acre) tract and for the South corner of that certain (5 acre) tract of land as conveyed to I Arvol Smith by Warranty Deed recorded in Volume 939 Page 254 of the Deed Records of Travis County, Texas, and for the East corner of Lot D, Commerce Square Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 78 Pages 262-263 of the Plat Records of Travis County, Texas, bears S 45 deg 19' 08" W 270 84 ft ,

THENCE with the common line of said Wallace (11 0 acre) tract and said Woods (5 00 acre) tract, N 44 deg 52' 48" W 1613 56 ft to a 1" iron pipe found in the Southeast line of Thompson Lane for the West corner of said Wallace (11 0 acre) tract and for the North corner of said Woods (5 00 acre) tract, and being the West corner of this tract,

THENCE with the Southeast line of Thompson Lane and the Northwest line of said Wallace (11 0 acre) tract, N 45 deg 30' 47" E 297 53 ft to a 1" axle-type iron rod found for the North corner of said Wallace (11 0 acre) tract and for the called most Northwesterly corner of that certain (20 56 acre) tract of land as conveyed to Fred W Hoskins by Warranty Deed recorded in Volume 8622 Page 742 of the Deed Records of Travis County, Texas, and being the North corner of this tract, and from which a 1/2" iron pipe found in the Southeast line of Thompson Lane for the North corner of said Mosteller and Kennedy (44 acre) tract and for the most Northerly corner of said Hoskins (20 56 acre) tract bears N 45 deg 28' 34" E 622 61 ft ,

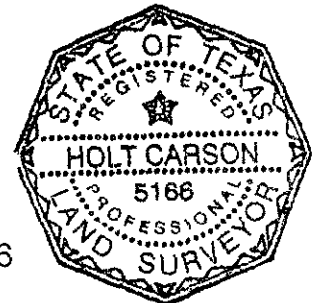
THENCE leaving the Southeast line of Thompson Lane with the common line of said Wallace (11 0 acre) tract and said Hoskins (20 56 acre) tract, S 44 deg 52' 54" E 1612 71 ft to a 3/4" iron rod found in the Northwest line of said Anton (21 233 acre) tract and in the Southeast line of said Mosteller and Kennedy (44 acre) tract for the East corner of said Wallace (11 0 acre) tract and for the most Southerly corner of said Hoskins (20 56 acre) tract and being the East corner of this tract, and from which a 1/2" iron pipe found for the East corner of said Mosteller and Kennedy (44 acre) tract and the most Easterly corner of said Hoskins (20 56 acre) tract bears N 45 deg 19' 54" E 622 68 ft ,

THENCE with the common line of said Wallace (11 0 acre) tract and said Anton (21 233 acre) tract, S 45 deg 20' 58" W 297 58 ft to the **PLACE OF BEGINNING**, containing 11 019 acres of land

SURVEYED December, 2006



Holt Carson  
Registered Professional Land Surveyor No 5166



see accompanying map B 785052

